

Congressional Inquiry

Date: June 14, 2011

Source: Tim Embree, OCLA

Inquiry from: Michael Hayes, Office of Representative DeFazio (OR-4)

Subject of inquiry: Eugene, Oregon CBOC Project

Question: If VA decides to go with a 3 story building, rather than a 2 story, will VA be willing to consider a smaller site footprint?

Response: The current acreage requirement allows for the development of either a two or three story building. Although the difference in acreage would only be half an acre, reducing the acreage at this stage would limit VA's option to build a 2 story clinic. The final decision on whether a two-story or three-story building is selected will be based on the offer that provides the best value to the Government, as analyzed through technical and price evaluation process. As this process happens after the market survey, no reduction in acreage will be made.

Question: What exceptions can VA make? Concerning the City of Springfield - can a site that is zoned for less green space still qualify?

Response: Local code requires green space setbacks from site boundaries. The VA 25 foot setback requirement is located between the building and parking/roadways, and is a separate requirement. While a site that is zoned for less green space can still qualify, it must be able to accommodate VA's setback standards. Therefore, the green space accounted for in VA's acreage calculation would be the minimum allowable.

Question: If the local hospital site has an overabundance of parking, would VA consider shared parking rather than constructing new parking?

Response: VA's requirement is for 685 parking spaces adjacent to the site. A developer can offer a site with adjacent parking that is owned by another entity provided that the developer's control of that parking throughout VA's lease term can be demonstrated by a viable contract vehicle at the time of the offer. VA's parking must be designated 'VA' and not shared with other entities. This requirement is contingent on the applicability of local codes.

VA is willing to evaluate offers that can provide 13.2 acres as a divided site whereby VA's entire building footprint, including building, VA setbacks, driveways, loading area, patient drop off and handicap accessible parking, is located on one parcel and the remaining parking requirement is located no more than one cross street away. However, no less than 50% of total parking spaces must be contiguous to the building.